

BOARD OF DIRECTORS MEETING---NUMBER 386---SEPTEMBER 9, 2013

NOTICE: THE NEXT MEETING OF THE BOARD OF DIRECTORS WILL TAKE PLACE ON MONDAY, OCTOBER 7, 2013 AT 7PM IN THE WORKSHOP

--This meeting was opened at 7:08 PM by **President David Wagner** in the workshop. In attendance were Directors **Marian Diange, Bruce Hoek, Edith Holmer, Will Holmer, Al Schaffer, George Lombardi, Leonard Czajka, Donal Fingleton** and **Gerry Giliberti**. There were 10 guests also present. They were Greg Condon, Judy Freeman, Ann Rossi, Dan Aharoni, Carol Mohlenhoff, David, Don Schrage, Nick Bryan, Greg Condon & Jim Carfaro.

--**Motion** by **Al Schaffer** to accept the minutes of the last meeting as written. It was seconded by **Marian Diange** and passed unanimously.

--**Edith Holmer** read the treasurers report for August and reported the current balance was \$343,499.42 as of 9/6/13. She reviewed expenses as per balance sheet. Copies are available upon request.

--**David Wagner** thanked the board for all their hard work this past summer season and noted that the entire reservation was heavily utilized during the season. He spoke of upcoming projects that included replacing some of the split rail fencing with piling/rope fencing, specifically but not limited to the area near the sun shed and suggested chicken wire attached to inside of split rail fencing in area surrounding playground in an attempt to keep children from wandering. **Al Schaffer** suggested parents should be policing their own children in the playground area a little bit better and also talked about the replacement of speed bumps on the reservation road, where speeding cars are often encountered. David also reported that the beach access near 235 Kings Point Road had been compromised at the point where the blacktop meets the path and had received an estimate to repair that damage.

--**Motion** by **George Lombardi** to spend \$1600.00 to repair washout damage near 235 Kings Point Road, seconded by **Bruce Hoek** and passed unanimously. There was also talk about the other beach access, near 271 Kings Point Road and how the end of the trail drops off dramatically at the beach. It was agreed upon to install a split rail fence near the end of the trail with a caution sign, warning of the drop off. **David** also showed his bulletin board with services and work to be performed month by month, spoke of starting the upcoming year's dredging permit applications in September, and felt that with \$343,000.00 + in the bank, there would be no need to raise any fees at this point. **George Lombardi** noted that in the near future, over 600' of bulkhead still needs replacing at a normal cost of \$1,000.00 per foot and with that in mind, he is not too impressed with \$343,000.00 + in the bank. **David** then noted concrete bulkhead is 1/3 less expensive at approximately \$300.00 per foot and is preferable. **Edith Holmer** then stated she could draw up a projection sheet as to how long the current balance with regular yearly fees collected added, would last considering some of the projects on slate. She also pointed out that any increase in fees is generally a two year process. Discussion of any possible raise to boating or general maintenance fees is to be shelved until the October 7, 2013 meeting. **David** then suggested a --**Motion** be made to pay **Edith** \$1800.00 per month retroactive to Jan 1, 2013 which was made by **Gerry Giliberti**, seconded by **George Lombardi** and passed unanimously.

--President **David Wagner** then called for a report from the directors.

--**Will Holmer** suggested that any changes affecting boaters, ie; increases in fees or surcharges, be posted in the newsletter and website in a timely fashion. He also spoke of problems with the kayak rack and kayakers not adhering to the rules. He suggested identifying stickers for each kayak assigned. It was suggested the lifeguards may be able to monitor and help out with the kayak rack woes.

--**Al Schaffer** reported there were a couple of water pipe breaks, a few gate issues and spoke of dogs being on the beach in the summer when not allowed and how to deal with that problem. A suspension or revocation of gate card privileges for repeat offenders should be instituted.

--**Marian Diange** thanked James Sobulsky? for donated pastries for the beach party.

--**George Lombardi** reported on the lifeguards this past season, their duties and the fact they were involved in two "save" situations, both with kayaks overturning. He also suggested and was agreed upon by all, to put wood chips around the playground equipment. He also noted that the main asphalt parking lot at the entrance to the reservation be sealed. Again, agreed on by all and on David's chart.

There was then an open forum for guest members to voice their concerns.

Judy Freeman read a letter with concerns of businesses being run from homes within the community citing the noise and overcrowding arising from within.

In response to **David's** idea of inviting candidates to a Q & A session for CBPOA members, Dan Aharoni suggested ALL candidates be invited and such meeting should be held in public forum, such as Ashwagh Hall with CBPOA having no political affiliation.

Ann Rossi spoke of new impending septic tank regulations to be implemented by EH town and reiterated earlier concerns about overcrowding and businesses being run from homes.

David Wagner related that Southampton town requires all owners who intend to rent their premises to obtain a "renters permit" which helps monitor & control the overcrowding issue.

--**Edith Holmer** then reported there were 8 new liens to be placed on homes and that the lien fee should be increased from \$65.00 to \$95.00 effective July 2013. There was a

--**Motion** by **Donal Fingleton** to increase the lien fee from \$65.00 to \$95.00. It was seconded by **Al Schaffer** and passed unanimously.

--**Motion** to adjourn to executive session to discuss a personnel matter by **George Lombardi**, seconded by **Marian Diange** and passed unanimously at 8:45pm.

OCTOBER AGENDA TO INCLUDE DISCUSSION CONCERNING INCREASES TO BOAT FEES AND MAINTENANCE FEES AS WELL AS NEWSLETTER MATERIAL NEEDED, INCLUDING TIMETABLE.

NOTICE: THE NEXT MEETING OF THE BOARD OF DIRECTORS WILL TAKE PLACE ON MONDAY, OCTOBER 7, 2013 AT 7PM IN THE WORKSHOP